

Community Preservation Committee
Meeting Minutes
Meeting of January 19, 2011
Great Hall, Wellesley Town Hall

The Community Preservation Committee met in the Great Hall at the Wellesley Town Hall on January 19, 2011.

Present were the following CPC members: Jack Morgan (Chair), Allan Port (Vice Chair), Tony Parker, Dwight Lueth, Bob Goldkamp Jim Conlin, Joan Gaughan, and. Susan Minio, CPC administrative assistant was also present. Don McCauley and Stephen Murphy joined the meeting at 7:40 PM.

The Chair called the meeting to order at 7:30 PM.

Citizen Speak

No citizens chose to speak.

Joint Meeting with Advisory with a presentation from the Fuller Brook Park Coordinating Committee

The CPC joined the Advisory meeting already in session in the Juliani Room at Town Hall at 7:35. Lauren Meier from Pressley Associates went through an overview of the project to date and took questions around timing, phasing of the project, and funding options from Advisory and CPC. This segment of the meeting ended at 9:45 PM at which time CPC continued with the remainder of the CPC agenda in the Great Hall.

Consideration of the WHDC Application for \$450,000 Equity Grant Request for the purchase of affordable housing

The Chair opened the discussion for further questions regarding this application. Stephen Murphy asked what other projects were anticipated to come before the committee this year. According to the Chair the other possible project would be Fuller Brook with the Electric Substation and St. James project to possibly come forward at a Special Town Meeting in the Fall.

Tony Parker moved to approve the application from the WHDC for \$450,000 for affordable housing as submitted to the CPC in a long-form application. Stephen Murphy seconded the motion. After a vote, the motion carried unanimously to bring the application request for \$450,000 forward to Annual Town Meeting.

WHC Request for Administrative Funds for Brookside Road Historical Inventory – Chaired by Allan Port

Jack Morgan recused himself from the discussion because he is a member of the Wellesley Country Club. Bob Goldkamp also recused himself from the discussion as well as he is on the waiting list for the Country Club. Both Mr. Morgan and Mr. Goldkamp left the room.

Joan Gaughan stated for the record that the Wetlands Committee will be making a decision on the structure and that the Wetlands Committee is a subset of her committee. Recommendations from the Wetlands Commission do not come back through the Natural Resource Commission for voting so she did not need to recuse herself from the discussion.

Dwight Lueth stated that the WHC unanimously voted to move ahead with the request. Speakers from The Friends of Brookside Road came forward to support the application. Speakers included Laura Fragasso 166 Oakland Street, and Peter Golden, a researcher and writer. Stephen Murphy moved to expend the sum of \$1000 from the FY11 administrative fund to the WHC for the purposes set forth in their application to make an inventory of the site. The motion was seconded by Joan Gaughan.

The Vice Chair opened the issue up for discussion. Ms. Fragusso, and Mr. Golden talked about the value of the space as a historical resource to the Town. Mr. Golden gave some background on the research he has done on the MetroWest area. Mr. Golden stated that this is a critical place to save as a record of the Native American settlements. The Historical Commission feels that the first step is to have a survey done by a trained individual to assess the historical value of the site. Jim Conlin stated that while it would be nice to have a full picture of the area of interest there is a neighborhood issue at play in this area as well. He felt that he would rather not get involved in this study and that the study could be funded by a number of other means.

Tony Parker stated that while he is sympathetic to the cause, he feels that the approach is precedent-setting and would be inappropriate for this committee to do. He felt that he would have supported the request had the WHC come forward with a survey of the whole town or multiple areas to have an inventory done.

Stephen Murphy spoke in favor of the request and said that the committee should look at the substance of the proposal rather than the other issues at play. He did not see to what extent this study would play into the larger issue.

Dwight Lueth stated that the next steps would not impede the Country Club but could be used to develop some archaeological information that would be useful to know before the proposed construction takes place.

There was additional discussion around the merits of the proposed project.

The Vice Chair called for a vote. Stephen Murphy, Allan Port, Joan Gaughan, Dwight Lueth, and Don McCauley voted yes to approve the motion. Jim Conlin and Tony Parker voted no. Jack Morgan and Bob Goldkamp had recused themselves. The motion passed 4 to 2 to give the WHC \$1000 out of the FY11 administrative fund.

Jack Morgan and Bob Goldkamp returned to the meeting.

Minutes Approval

Allan Port moved to approve the minutes from the January 5, 2011 meeting. Stephen Murphy seconded the motion and after a vote, the motion carried unanimously.

Invoice Approvals

- Hammersmith Studios; \$702.50 for the balance due on the restoration of the Abbott Road/ Belvedere Road sign
Tony Parker moved to approve payment of \$702.50 to Hammersmith Studios. It was seconded by Allan Port seconds the motion. After a vote, the motion to pay passed unanimously.

Fuller Brook Park Invoices

- MILA; \$3,330.00 invoice for services November 30, 2010
- MILA; \$3,285.00; invoice for services December 30, 2010
- Pressley Associates; \$32,101.75 for services from October 29-November 25, 2010

Jim Conlin motioned to approve the above invoices for the Fuller Brook Park Project. Stephen Murphy seconded the motion. After a vote, the motion was approved unanimously.

The Chair noted that next week he will ask for a number of votes regarding moving forward with the Fuller Brook Park Project and then if the Committee is in favor of the project, he would call for a vote on the implementation of the project.

Adjourn

The meeting adjourned at 9:55 PM